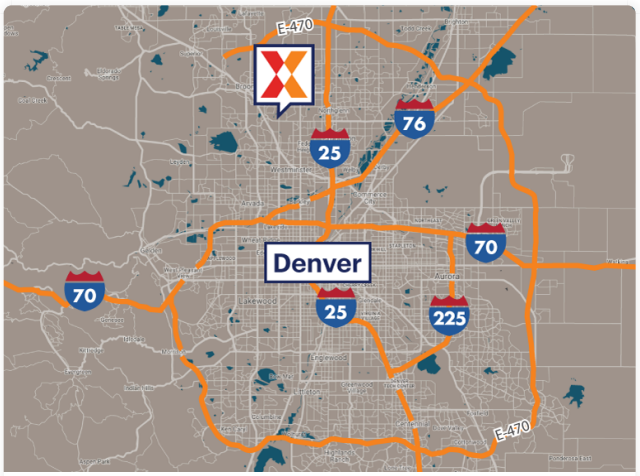
Broomfield Town Centre

Broomfield | Denver-Aurora-Centennial, CO | 175,368 Sq Ft

12161 Sheridan Blvd | Broomfield, CO 80020

39.9161, -105.0558





Demographics	1 Mile	3 Miles	5 Miles
Population	14,764	92,904	250,004
Daytime Pop.	14,272	119,427	270,215
Households	5,519	36,603	98,130
Income	$150,343	$160,698	$139,952

Source: Synergos Technologies, Inc. 2024

Highly trafficked center anchored by Colorado-favorite King Soopers, Petco, and shadow anchored by The Home Depot, this community center has a strong national retailer presence, including Papa Murphy's Pizza, Pearle Vision, Orangetheory Fitness, Wingstop and McDonald's, among others drawing an estimated 4.3M annual visits (Placer.ai 2025)

Serves an affluent and educated trade area with average household incomes of $160K and percent college-educated persons of 54% within a 3-mile radius

Broomfield Town Centre has excellent visibility from over 33K vehicles/day on West 120th Avenue and an additional 25K vehicles/day on Sheridan Boulevard (Kalibrate, 2022)

Located less than 2 miles E of U.S. 36, providing regional access to both Boulder and Denver



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This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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Available Spaces

A0H1	7,542 Sq Ft	360°	OPO 1	0 Sq Ft
A0M	1,435 Sq Ft	360°		

Current Tenants

Space size listed in square feet

A0A	Intermountain Healthcare	7,000
A0C	King Soopers	90,479
A0H	Petco	15,423
A0N	Rush Bowls	950
A0P	Loco Potato	1,200
A0R	Ripple Effect Martial Arts	3,921
A0S	Sunshine Nails & Spa	1,307
A0T	United Chinese Restaurant	2,500
C0A	Pearle Vision	2,720
C0C	Orangetheory Fitness	3,110
C0D	Beverage Werks	1,250
C0F	Palm Beach Tan	2,366
D0A	Sharp Smiles Orthodontics	2,780
D0C	Hollan Dazed Brunch	2,634
D0D	Lacrosse Unlimited	1,503
D0E / D0	Animal Oasis of the Rockies	2,998
H0A	Cosmo's Pizza	2,450
H0C	Wingstop	1,600
H0E	Paris Banh Mi Cafe Bakery	3,000
R0B	Taco Bell	3,000
R0C	Circle K Stores	3,600
R0D	McDonald's	5,000
R0G	First National Bank of Omaha (FNBO)	5,600
NAP01	The Home Depot	0
NAP02	NAP	0
NAP03	NAP	0
NAP04	NAP	0
NAP05	King Super Fuel	0
NAP06	NAP	0



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